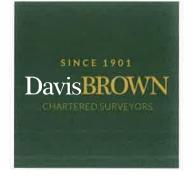
PROFESSIONAL SERVICES

COMMERCIAL SERVICES

RESIDENTIAL SERVICES



No. 1 Margaret Street London W1W 8RB

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Our Ref: ANH/GSF

18 November 2015

Beth Hawkins CgMs Limited 140 London Wall London EC2Y 5DN

Dear Beth

REAR OF 36-52 FORTESS ROAD, KENTISH TOWN

Further to our meeting with Mr Whittingham and Ms O'Doherty I confirm that M&A Coachworks, who were the tenants at the two industrial/warehouse units at the above-mentioned address, vacated the property at the end of October 2015.

M&A Coachworks have relocated to more modern facilities on the Cranbourne Industrial Estate in Potters Bar, Hertfordshire. I enclose an email from their Operations Director, Mr Danny Rota, which is dated 17 September 2015 confirming that they had terminated their lease and their move to premises outside London.

Davis Brown represents The Estate Charity of Eleanor Palmer Trust and I confirm that the premises are now vacant.

I would be grateful if you govid pass this letter with email to Mr Whittingham for his information.

Yours sincerely



Enc.



DIRECTORS A.N.How FRICS IRRV D.C. Moon DipBS FRICS

ASSOCIATES A Guerguis MSc MRICS D.C.Green BA (Hons) MRICS E.How BSc (Hons) MARLA

CONSULTANTS P.K. Parker FRICS IRRV A.J.R.Thompson BSc FRICS K.C.Usher BSc FRICS



Tony How
From: Sent: To: Subject:
Dear Tony
We write to advise you that we have served notice terminating our lease at the premises at Fortess Grove.
We shall be leaving within the next few weeks to larger and more modern facilities outside of London.
As you know the buildings at Fortess Grove are over 100 years old and to modernise them to meet our requirements would have been beyond economical repair.
In addition, the continued pressure on parking restrictions by the local authority has made trading from there and indeed our other site on Highgate Road very difficult.
Due to these reasons we made the difficult decision to search and move to new premises outside of London which is what the business required to survive in the difficult climate that we continued to experience.
We would like to extend our sincere thanks to the Trust who have been of great support over the years, in addition to being very understanding to rent reviews when the business experienced difficulties. Without their support we would not have been able to survive from the premises for as long as we did.
We would also like to pass on our gratitude to you for your great assistance over the years.
Very best regards
Danny Rota Operations Director M&A Coachworks
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